

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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TECHNICAL STAFF REPORT

Planning Board Meeting of March 13, 2008

Case No./Petitioner: SDP-07-084/Mangione Enterprises of Turf Valley, LP

<u>Project Name:</u> Turf Valley, Lorien

Request: For approval of the site development plan (SDP) for the Turf Valley, Lorien nursing home

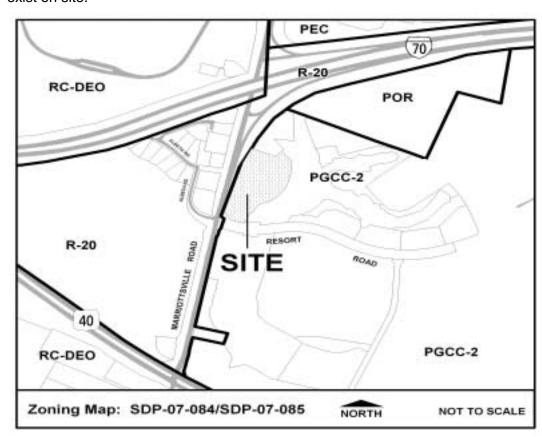
and assisted living facility.

The SDP has been prepared in accordance with the Second Amendment to the Turf Valley

Multi-Use Subdistrict Final Development Plan (FDP).

Location:

The Turf Valley, Lorien site is located on the east side of Marriottsville Road, 750 feet south of I-70 in Ellicott City, Howard County, Maryland. It is located on Tax Map 16, Grid 17, Parcel 8, in the Third Election District. The 6.07-acre site is located in development area "I" as identified on the Second Amendment to the Turf Valley Multi-Use Subdistrict FDP and recorded as Parcel Q of the Oakmont at Turf Valley subdivision. The site is partially wooded, contains a dwelling and remnants of accessory structures to be removed, and is traversed by a golf cart path to be removed. The site contains a 75-foot streambank buffer associated with the Little Patuxent River. No protected steep slopes, wetlands, or streams exist on site.



Vicinal Properties:

The site is bounded on the south and west by Resort Road and Marriottsville Road, respectively. Resort Road, a major collector, and Marriottsville Road, an intermediate arterial, are Howard County highways. The site is bounded on the north by a wooded parcel owned by the State Roads Commission of Maryland, adjacent to the ramp from northbound Marriottsville Road to eastbound Interstate 70. Lands east of the site are contiguous holdings of the petitioner, consisting of Turf Valley Resort and Country Club. The Little Patuxent River and associated 100-year floodplain and wetlands are located east of and adjacent to the site.



General Comments:

- A. **Site Improvements**: The SDP proposes construction of a building for institutional uses, associated infrastructure improvements, and site landscaping. The proposed building will house 63 nursing home beds and 100 assisted living units. The nursing home portion of the structure will be one story while the assisted living portion will be three stories with a maximum height of 50'-9". Infrastructure improvements include parking, underground utilities, retaining walls and stormwater management facilities. Based on the requirements of the Zoning Regulations, 82 parking spaces are required for this use. The developer is providing 133 spaces.
- B. **Environmentally Sensitive Areas**: The SDP proposes a small impact (approx. 750 square feet) to the 75-foot streambank buffer associated with the Little Patuxent River. The impact consists of filling and grading necessary for construction of the site entrance. The site entrance includes a sidewalk and water line. The impact is justified since access to the site is limited to this point on Resort Road for traffic safety reasons. Access from Marriottsville Road is restricted.
- C. Stormwater Management: The SDP proposes stormwater management through the use of an underground extended detention facility for quantity treatment and underground facilities for water quality treatment. Stormwater management has been provided in accordance with the 2000 MDE Stormwater Design Manual and Howard County Design Manual Volume I.

- D. **Erosion and Sediment Control**: The SDP proposes erosion and sediment control measures required as the result of review by the Howard Soil Conservation District.
- E. **Landscaping**: The SDP proposes perimeter landscaping and parking lot internal landscaping in accordance with the Subdivision and Land Development Regulations and the Landscape Manual.
- F. **Forest Conservation**: The SDP includes no Forest Conservation Plan since the project is exempt from forest conservation requirements. The project is exempt since it is part of a planned unit development which had preliminary plan approval and 50% or more of the land was recorded and substantially developed before December 31, 1992.
- G. Coverage, Height, Setback and Parking Requirements: The SDP complies with coverage, height, setback and parking requirements established by the Howard County Zoning Regulations and the Second Amendment to the Turf Valley Multi-Use Subdistrict FDP.

Planning Board Criteria:

- A. The plan is consistent with the Howard County General Plan: The Turf Valley, Lorien SDP complies with criteria set forth by the Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan (FDP). The FDP contains drawings outlining Turf Valley development areas and includes criteria covering development requirements included in the Howard County Zoning Regulations. Since the Zoning Regulations have been established based on the Howard County General Plan and the SDP complies with applicable regulations, the SDP is consistent with the General Plan.
- B. The plan results in an appropriate arrangement of land uses within the district: The Turf Valley, Lorien nursing home and assisted living facility is a use permitted as a matter of right in the PGCC Multi-Use Subdistrict. Additionally, the project is located in development area "I" as depicted on the Second Amendment to the Turf Valley Multi-Use Subdistrict FDP. Projected land use of area "I" includes "all permitted uses" and "golf and/or open space". The land use proposed by the SDP is consistent with the land use arrangement as defined by the FDP.
- C. The relationship between the location of proposed dwelling units, required open space, landscape design requirements, setback requirements and existing dwelling units on adjoining properties is such that the existing dwelling units will be buffered from the proposed development: The SDP includes a landscaping plan prepared in accordance with the County's Landscape Manual for perimeter and parking lot landscaping. All proposed improvements comply with setback requirements. The Turf Valley Fourth Amended Comprehensive Sketch Plan, based on the Zoning Regulations, has established open space requirements for the PGCC District. The FDP and Oakmont at Turf Valley plat contain drawings including golf course and/or open space areas which meet or exceed requirements established by the Zoning Regulations and Comprehensive Sketch Plan.
- D. The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance:

 The SDP includes access to the site from the portion of existing Resort Road, which has been constructed east of Marriottsville Road. The surrounding road network

includes I-70, US40 and will ultimately include Turf Valley Road upon further extension of Resort Road. Resort Road has been designed and constructed and will ultimately be improved in accordance with a traffic study approved by the Planning Board as part of the Fourth Amendment to the Turf Valley Comprehensive Sketch Plan on April 27, 2006. A supplemental traffic report was approved by DPZ on June 26, 2007.

E. Necessary water and sewer facilities are available to serve the proposed development: Water service for the Turf Valley, Lorien development will be provided by extension of existing Contract No. 44-3480. Public sewer is available from the Waverly Sewer Interceptor, Contract No. 24-3447.

SRC Action:

The Subdivision Review Committee (SRC), by letter dated December 20, 2007, notified the petitioner that SDP-07-084 may be approved subject to Planning Board approval.

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends **approval** of the site development plan, subject to the applicant's compliance with SRC comments.

Marsha S. McLaughlin, Director
Department of Planning and Zoning

02/27/08

Date

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20. BULK REGULATIONS:

PERMITTED USES: ALL USES AS PER 2nd AMENDED FINAL DEVELOPMENT PLAN FOR TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT. PROPOSED USE: NURSING HOME AND ASSISTED LIVING FACILITY.

PERMITTED SETBACKS:

FROM ARTERIAL ROADS (MARRIOTTSVILLE ROAD)

NON-RESIDENTIAL STRUCTURES -30 FEET

PARKING - 25 FEET

FROM COLLECTORS AND LOCAL STREETS (RESORT ROAD)

NON-RESIDENTIAL STRUCTURES - 30 FEET FROM 60 FT. ROW

FROM NON-PGCC ADJACENT PROPERTIES

FROM RESIDENTIAL DISTRICTS - 75 FEET

FROM ALL OTHER DISTRICTS - 30 FEET

FROM ALL OTHER DISTRICTS - 30 FEET

SINGLE FAMILY DETACHED (SIDE) - 7.5 FEET

ZERO LOT LINES WITHIN PGCC MULTI-USE DISTRICT

SINGLE FAMILY DETACHED (SIDE) - 7.5 FEET

ZERO LOT LINE & ALL OTHER USES (SIDE) - 0 FEET

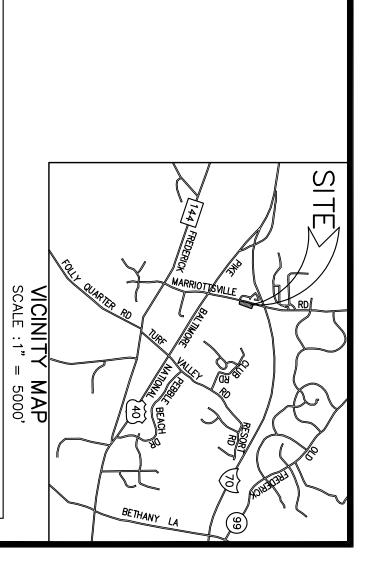
A MINIMUM OF 10 FT. MIST BE PROVIDED BTW. STRUCTURES

RESIDENTIAL (REAR) - 20 FEET .60 00 22. 19. . 17. <u>1</u>6. 15. 4. 13. 12. 10. 23. SLOPES GREATER THAN 15% HAVE BEEN SHOWN ON-SITE. DEED REFERENCE:
6. AREA OF TRACT:
6. LIMIT OF SUBMISSION:
15. OPEN SPACE REQUIRED:
7. OPEN SPACE PROVIDED:
8. RIGHT OF WAY DEDICATION:
8. PROPOSED USES FOR SITE AND STRUCTURES:
8. TOTAL NUMBER OF UNITS PROPOSED:
10. 10. ZONING:
ELECTION DISTRICT:
DPZ REFERENCE: PARKING PROVIDED:
TOTAL HANDICAPPED ACCESSIBLE =14 P.S.
HANDICAPPED WITH VAN ACCESSIBLE = 2 P.S.
REGULAR PARKING = 119 P.S.
TOTAL PARKING PROVIDED = 133 P.S. PARKING REQUIREMENTS AS PER ZONING SECTION 133.D(7)(f):

1 SPACE PER 2 NURSING HOME BED UNITS; 163 UNITS/2=82 PARKING TOTAL PARKING REQUIREMENT = 82 P.S.

HANDICAPPED ACCESSIBLE = 10% OF TOTAL PARKING SPACES =8 P.S. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH 2000 MDE STORMWATER DESIGN MANUAL AND HOWARD COUNTY DESIGN MANUAL VOL I. STORMWATER MANAGEMENT IS MANAGED BY AN UNDERGROUND (CON/STORM) EXTENDED DETENTION FACILITY TO PROVIDE CON/STORM UNDERGROUND WATER QUALITY TREATMENT FACILITY (STORMVAULT) TO PROVIDE WQV & Rev FOR DRAINAGE AREA 1; AND AN UNDERGROUND WATER QUALITY TREATMENT FACILITY (STORMFILTER) TO PROVIDE WQV FOR DRAINAGE AREA 2. THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. CPV IS NOT REQUIRED TO BE TREATED FOR DRAINAGE AREA #2, AS 1—YEAR PEAK DISCHANGE IS LESS THAN 2 cfs. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. POD BOUNDARY INFORMATION IS BASED ON 2nd AMENDED FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, SUBDISTRICT. STA. No. 16 E1 N 593,250.960 EL 463.981 E 1,340,192.70 STA. No. 16 IA N 589,509.366 EL 463.085 E 1,346,343.63 COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO: 16 E1 & 16 IA STA. No. 16 E1 N 593,250.960 EL. 463.981 THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(iv) OF THE COUNTY CODE BECAUSE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992 PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT PER COUNTY COUNCIL BILL NO.17-2007 EFFECTIVE JULY 10, 2007. PUBLIC SEWER IS AVAILABLE FROM THE WAVERLY SEWER INTERCEPTOR (#24-3447). PROJECT WILL BE SERVICED THROUGH #44-3480, SUBJECT TO APPROVAL OF WATER EXTENSION PLANS BY THE DEPARTMENT OF PUBLIC WORKS. CONTRACTOR TO VERIFY ELEVATIONS IN FIELD BEFORE BEGINNING ANY CONSTRUCTION THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 ATLEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF STANDARDS AND SPECIFICATIONS IF APPLICABLE. TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY BY MILDENBERG,BOENDER AND ASSOCIATES, INC. ON OR ABOUT MARCH 2006, AND PER MASS GRADING PERFORMED UNDER SDP-07-085. VERTICAL DATUM IS NAD'83. THERE ARE NO FLOODPLAINS ON SITE. FLOODPLAIN STUDY IS ON FILE WITH THE COUNTY UNDER F-02-74, APPROVED BY THE COUNTY. BRL DENOTES BUILDING RESTRICTION LINE. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 ATLEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK. PROJECT BACKGROUND: LOCATION: THE ORIGINAL TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED 31/3/1986. AN UPDATED TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED 1/7/05 AND WAS APPROVED BY THE PLANNING BOARD ON 4/27/06. RESORT ROAD IN THIS AREA WILL BE BUILT UNDER F-02-74. SUPPLEMENTED APFO STUDY APPROVAL DATE 6/26/07. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE. THERE ARE NO WETLANDS ON SITE. COMPLETE WETLAND REPORT IS ON FILE WITH THE COUNTY UNDER PLAT ENTITLED OAKMONT AT TURF VALLEY (DPZ FILE NUMBER F-02-082 AND PLAT NUMBERS 18773-18775) WHICH HAS BEEN APPROVED BY THE COUNTY. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT. LIMIT OF DISTURBED AREA: TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17; POD I per S-(4th AMENDED) PARCEL Q per F-02-82
PGCC MULTI-USE SUBDISTRICT
THIRD
S-86-13 (PB 181);1st AMENDED S-86-13 (PB 294); 2nd AME AMENDED S-86-13 (PB 351); 4th AMENDED S-86-13 (PB 368 #3054-A1510/1511; F-94-06; SDP-95-12; S-94-45; SP-95-151; SP-97-12; F-02-74; F-02-82; S-04-12
LIBER 0920, FOLIO 250
6.07 ACRES
6.07 ACRES
6.07 ACRES
23.22 ACRES (PARCELS V, W & X) PER F-02-82
NONE
NURSING HOME AND ASSISTED LIVING FACILITY
63 NURSING HOME BEDS (27,963 SF)
100 ASSISTED LIVING UNITS WHICH EQUATES TO 25 NON-RESID LIVING UNITS=1 NON-RESIDENTIAL UNIT).
AREA OF ASSISTED LIVING COMPONENT=75,139 SF.
5.99 ACRES CONTIGUOUS STEEP SLOPES PLANNING BOARD OF HOWARD COUNTY 25% AND MORE ARE LESS THAN 20,000 SF. **APPROVED** 2nd AMENDED S-86-13 (PB 300); 3rd (PB 368); PLAT #3054-A-1434; PLAT ; SP-95-14; F-96-107; F-96-150; HOWARD WHICH HAS BEEN COUNTY PLUS MSHA STINU MULTI-USE 4 24. 33. 32. 31. 30. 25 PER SECTION 16.116(c)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, CLEARING, GRADING, OR CONSTRUCTION HAS BEEN DETERMINED TO BE NECESSARY AND IS PERMITTED WITHIN THE STREAM BUFFER FOR THE PURPOSE OF CONSTRUCTION OF ACCESS DRIVEWAY TO THE SITE. THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. THE TYPE OF STREET LIGHT TO BE USED ARE 250 WATT HPS VAPOR FIXTURE MOUNTED ON A 30-FOOT BRONZE FIBERGLASS POLE USING A 12-FOOT ARM. THE NOISE STUDY FOR THIS PROJECT SEPTEMBER 19,2007. THE CLEARANCE UNDER THE ENTRANCE CANOPY SHALL BE LESS THAN 13'-6" FOR FIRE DEPARTMENT ACCESS NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING & NEW STRUCTURES SHALL BE PERMITTED WITHINTHE REQUIRED WETLANDS, STREAM OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100—YEAR FLOODPLAIN. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. ALL SIGN POSTS USED FOR TRAFFIC GALVANIZED STEEL, PERFORATED, SQI SQUARE TUBE SLEEVE (12 GAUGE) — STREET LIGHT PLACEMENT AND THE MANUAL, VOLUME III (1993) AND AS MINIMUM SPACING OF 20' SHALL BE THE EXISTING WELL AND SEPTIC AREA SHALL BE PROPERLY ABANDONED AS PER STATE REGULATIONS PRIOR TO SDP APPROVAL THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003 AND TO THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004 PER SECTION 126(H)(1). NO COVERAGE REQUIREMENT IS IMPOSED UPON NON-RESIDENTIAL USES, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD. LANDSCAPING HAS BEEN PROVIDED IN THE LANDSCAPE MANUAL. FINANCIAL : AGREEMENT FOR 33 SHADE TREES, 24 PRIOR TO GRADING 60-2007. PARCE \bigcirc 16E1 TION, THE CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2^n UARE TUBE POST (14 GAUGE) INSERTED INTO A $2-1/2^n$ GALVANIZED STEEL, PERFORATED, 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST. TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MODIFIED BY "GUIDELINES FOR STREET LIGHT RESIDENTIAL DEVELOPMENTS" (JUNE 1993). A MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE. N ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S 4 EVERGREEN TREES AND 114 SHRUBS IN THE AMOUNT OF \$16,920. WAS PREPARED BY POLYSONICS CORP. DATED JUNE 20,2007, AND WAS APPROVED ON IOM M AVE. AS USES FOR TURF VALLEY PARCEL Q (POD 1) SITE

AREA PROJECTED LAND USE
POD | ALL PERMITTED USES IN THE PGCC MULTI-USE SUBDISTRICT PER 2ND AMENDED FDP ROAD BALTMORE 1 4 4 AND ASSIS A NOVA 74) ROAD VILLAS \bigcirc COUNTY COUNCIL \bigcirc 40 MULTI-USE SUBDISTRICT 16IA 70 CEMETERY OOR - 45,468 SF OOR - 22,813 SF OR - 22,799 SF E FOOTAGE - 102,190 SF RESIDENTIAL SUBDISTRICT ,762 SF SF \bigcirc CREEK TURF VALLEY PARCEL LEGENDS WAY SCALE: 1" = ADC MAP NO. 11, GRID A3



INDEX

GENERAL NOTES

All ASPECTS OF THE WAIVERS INDICATED.

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CONFORMANCE WITH THE LATEST HOWARD

COUNTY STANDARDS UNLESS

OTHERWISE SHOWN

S-86-13; (PB 368)

SHEET NO. TITLE 1 OF 31 COVER SHEET 2 OF 31 SITE PLAN COUNTY MONUMENT 16IA 16E1 1 BORING LOGS 1 SWM FACILITY #1 – LOCATION PLAN & GENERAL 1 STORM VAULT PLAN & SECTION 1 STORM VAULT FOUNDATION PLAN & DETAILS 1 STORM VAULT DETAILS 1 CON/STORM PLAN, SECTION & DETAILS 1 CON/STORM FOUNDATION PLAN & SECTIONS 1 CON/STORM BECTIONS & DETAILS 1 STORMVAULT INSTALLATION SPECIFICATIONS 1 CON/STORM BACKFILL PLAN 1 STORM FILTER CONSTRUCTION DETAILS 1 STORM FILTER CONSTRUCTION DETAILS 1 STORM FILTER CONSTRUCTION SPECIFICATION & OPEFI OPERATION & MAINTENANCE SCHEDULE — II 1 SEDIMENT AND EROSION CONTROL PLAN 1 SEDIMENT AND EROSION CONTROL PLAN 2 SEDIMENT AND EROSION CONTROL PLAN 3 SEDIMENT AND EROSION CONTROL NOTES & DETAILS SEGMENTAL BLOCK RETAINING V BUILDING ELEVATIONS OUTDOOR LIGHTING PLAN SEWER PROFILES STORM DRAIN DRAINAGE AREA MAP STORM DRAIN PROFILES BORING LOGS NORTHING, EASTING N 589509.3660, E 1346343.6300 N 593250.9600, E 1340192.7000 PLANS, SECTIONS & ELEVATIONS ELEVATION 463.0850' 463.9810'

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LOT/PARCEL #	ST	STREET ADDRESS	SS		
Q	111	11150 RESORT ROAD	ROAD		
		PERMIT IN	PERMIT INFORMATION CHART	\RT	
Subdivision Name			Section/Area		Lot/Parcel No.
OAKMONT at TURF VALLEY	VALLEY		W/N		POD I, Parcel Q [2nd— Amended FDP]
Plat # of L/F G	Grid #	<u>Zoning</u>	<u>Tax Map No.</u>	<u>Elect Distr</u>	Census Tract
18773–18775	16 & 17	PGCC	16	Third	601101
<u>Water Code</u>			Sewer Code		
Н-06			5992000		

COVER SHEET	NO REVISION		
	DATE		

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LORIEN

NURSING TURF VALLEY, LORIEN
SING HOME & ASSISTED LIVING F,
OAKMONT AT TURF VALLEY
PARCEL Q
PLATS 18773 - 18775
TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;
POD I per S-86-13 (4th AMENDED)
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAN ACILITY

MARYLAND

KCE ENGINEERING,

INC.

EXECUTIVE CENTER 3300 north ridge road, suite 315 ellicott city, maryland 21043

PHONE (410) 203-9800 FAX (410) 203-9228

Professional Certification, I hereby certify that these documents were prepared or approved by me, and that i am a duly licensed professional engineer under the laws of the State of Maryland, License NO. 8818, Expiration Date: 10/17/08." DRAWN В :: S S BY: DVK NMOHS MG SHEET: 유

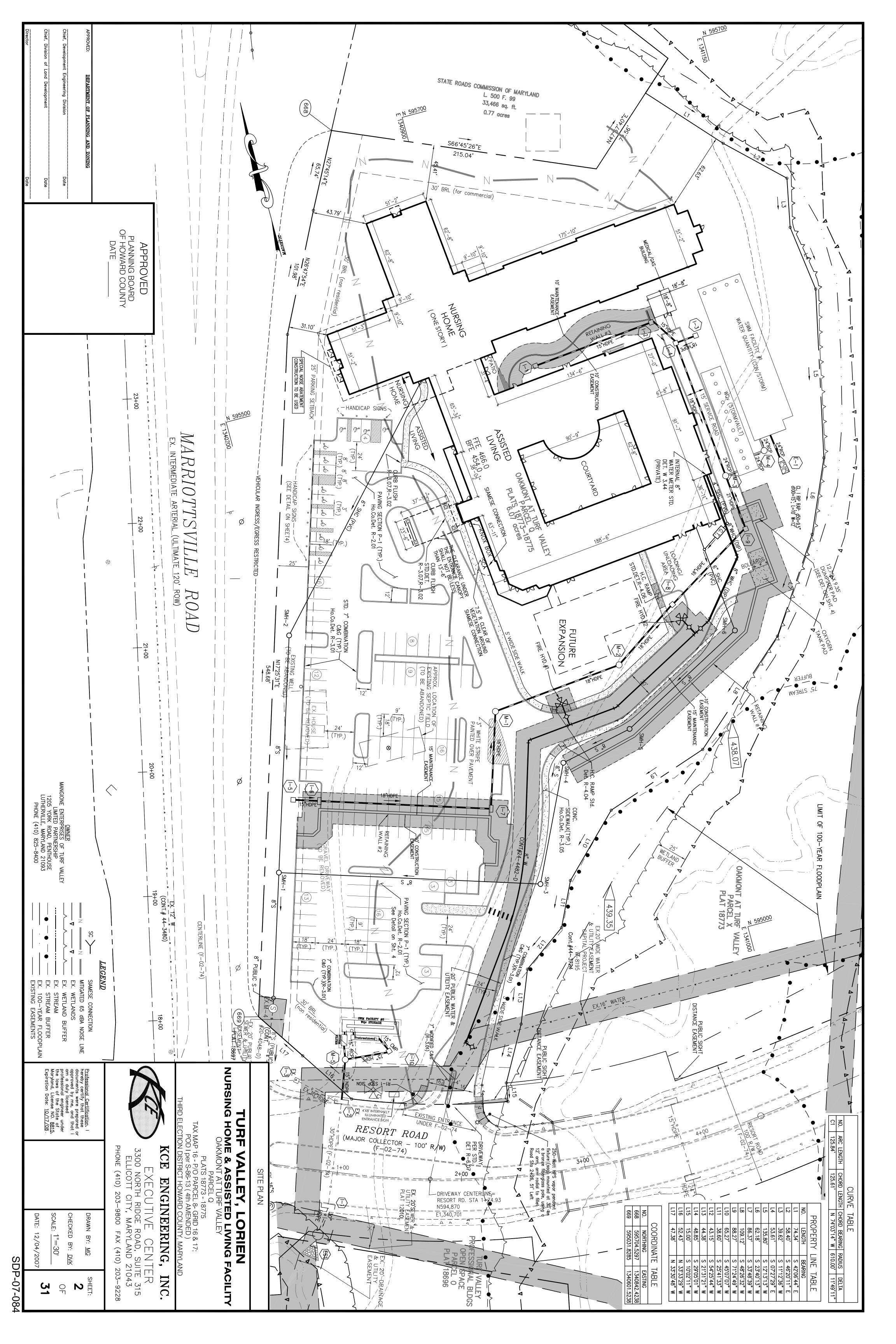
SDP-07-084

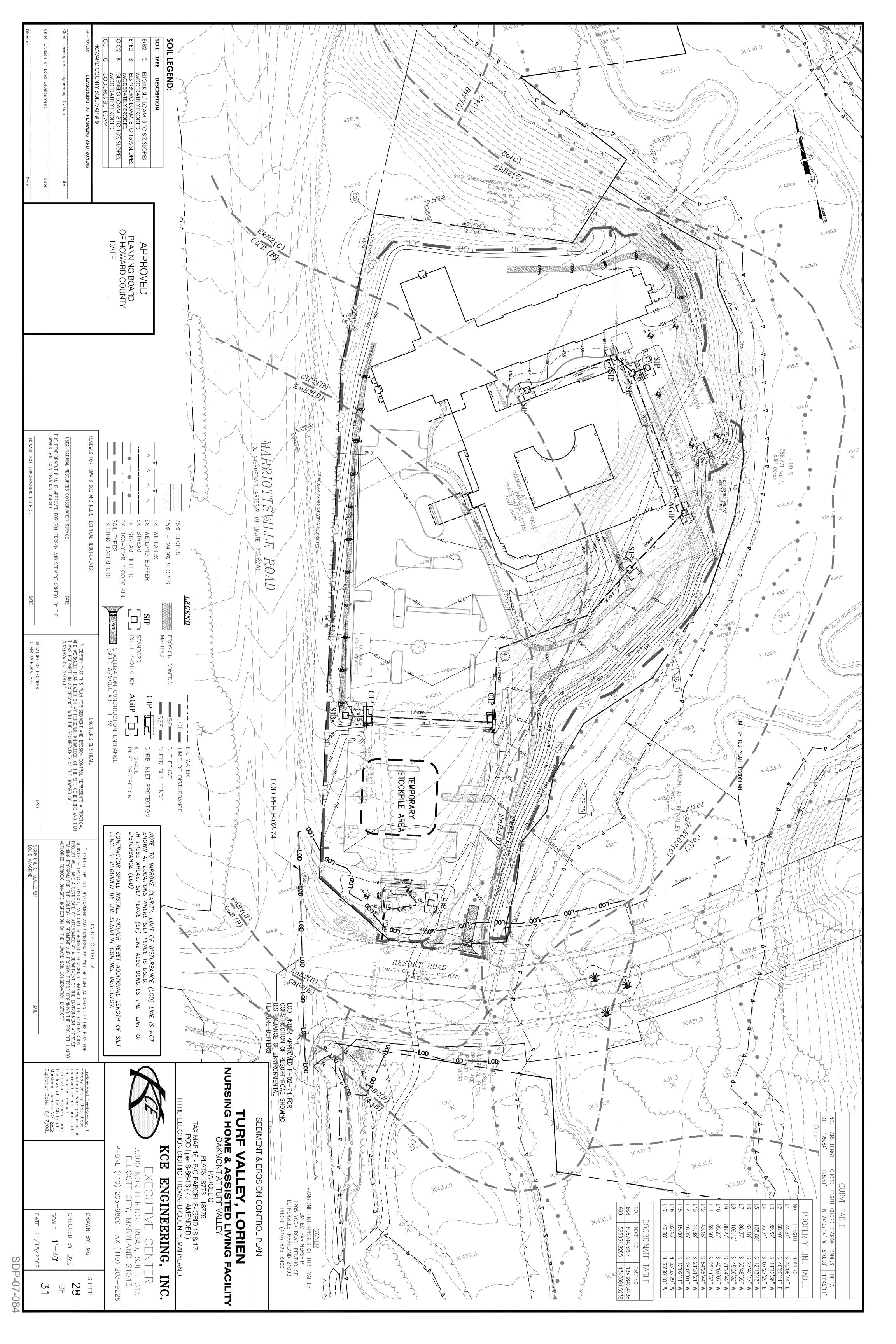
31

OWNER

MANGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
PHONE (410) 825-8400

11/15/2007





OWNER

NGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
PHONE (410) 825—8400 MAPOD S 8,271 sq. f 8,91 acres STORY وير وير RRIOTTSWILLE 0 ROAD P B EXECUTIVE CENTER

3300 NORTH RIDGE ROAD, SUITE 315
ELLICOTT CITY, MARYLAND 21043
PHONE (410) 203-9800 FAX (410) 203-9228 KCE 50 ENGINEERING, JE' STREAM! MProfessional Certification, I hereby certify that these documents were prepared or approved by me, and that i am a duly licensed professional engineer under the laws of the State of Maryland, License NO. 8818, Expiration Date: 10/17/08. 100-YEAR FLOODPLAIN OAKMONT AT TURF PARCEL X PLAT 18773 439.35 0 45 60 =1"=30' AAR! CHECKED BY: DVK DRAWN BY: MG TURF VALLEY, LORIEN

NURSING HOME & ASSISTED LIVING FACILITY

OAKMONT AT TURF VALLEY

PARCEL Q

PLATS 18773 - 18775

TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;

POD I per S-86-13 (4th AMENDED)

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND $RESORT_{(100'\ R/W)}ROAD$ **EXHIBIT** LEGENDEX. WETLANDS
EX. WETLAND BUFFER
EX. STREAM
EX. STREAM BUFFER
EX. 100—YEAR FLOODPLAIN
EXISTING NOISE LINE PROFESSION AL BUILDINGS OREN SPACE PARCEL O SDP-07-084